

Rosa Parks

Rosa Parks is generally bounded by Clairmount and Joy Road to the north, the Ford Freeway (I-94) to the south, the Lodge Freeway (M-10) to the east, and the Jeffries Freeway (I-96) to the west. Henry Ford Hospital is in the southeast corner; Wayne State University to the east; and the New Center to the south. Over sixty percent of the households are female headed. The majority of the housing units are renter occupied.

❑ Neighborhoods and Housing

Issue: Rosa Parks has many solid and attractive neighborhoods, such as the Boston Edison and Atkinson Historic Districts. South of West Grand Boulevard, areas of major disinvestments and encroachment by industrial land uses are prevalent.

GOAL 1: Preserve sound neighborhoods

Policy 1.1: Encourage the use of code enforcement as a tool to maintain historic neighborhoods such as Boston Edison and Atkinson.

GOAL 2: Revitalize neighborhoods with poor housing conditions

Policy 2.1: Rehabilitate the existing housing stock and construct new housing in the residential area south of West Grand Boulevard.

Policy 2.2: Preserve and rehabilitate the existing housing stock and construct new affordable and market rate housing in the Virginia Park (northwest of the Lodge Freeway and West Grand Boulevard) and Research Park Urban Renewal Areas (near Trumbull and the Ford Freeway).

GOAL 3: Increase residential density

Policy 3.1: Redevelop West Grand Boulevard with mixed-use development including high density residential.

GOAL 4: Conversion of obsolete industrial buildings

Policy 4.1: In the southeast corner, encourage the conversion of vacant industrial buildings into residential lofts.

❑ **Retail and Local Services**

Issue: Conditions of disinvestments and abandonment exist along Grand River, Linwood and Rosa Parks commercial corridors. There are many underutilized commercial sites along West Grand Boulevard.

GOAL 5: Increase the vitality of commercial thoroughfares

Policy 5.1: Take advantage of traffic volumes along Grand River to attract increased commercial activity with a retail node at Grand River and Joy roads.

Policy 5.2: Encourage high-density, mixed-use development along West Grand Boulevard.

GOAL 6: Increase the vitality of neighborhood commercial areas

Policy 6.1: Develop neighborhood commercial nodes along Linwood and Rosa Parks with a compatible mix of locally serving, small-scale businesses and medium residential uses along less viable portions.

GOAL 7: Improve the appearance of commercial areas

Policy 7.1: Promote design guidelines for façade, streetscape and landscape improvements along West Grand Boulevard, Grand River and Linwood.

❑ **Industrial Centers**

Issue: In the southern portion, there are a few functioning industrial facilities with vacant and under-utilized land. The boundaries between residential and industrial areas are not always clearly delineated.

GOAL 8: Reduce conflicts between industrial and residential areas

Policy 8.1: Establish and enforce designated truck routes to and from area freeways.

Policy 8.2: Buffer the negative impacts of industrial land uses upon residential areas in the southeast.

□ **City Design**

Issues: West Grand Boulevard is a gateway into the historic Virginia Park community. It is also a link to the New Center Area and Henry Ford Hospital.

GOAL 9: Promote major thoroughfares as attractive gateways to the City

Policy 9.1: Incorporate streetscape, landscape and signage improvements along West Grand Boulevard.

2000 Census - Demographic Profile

Neighborhood **Rosa Parks**

Total Population

25,292

1990 Population

28,986

1990 to 2000 Change

-3,694

Percent Change

-12.74%

Race

White Only

740

2.93%

Black or African American
Only

23,737

93.85%

American Indian and Alaska
Native Only

60

0.24%

Asian Only

260

1.03%

Native Hawaiian and Other
Pacific Islander Only

0

0.00%

Other Race Only

106

0.42%

Two or More Races

389

1.54%

Hispanic Origin

Hispanic Origin (Any Race)

305

1.21%

1990 Hispanic Origin

236

1990 to 2000 Change

69

Percent Change

29.24%

Gender

Male

11,573

45.76%

Female

13,719

54.24%

Educational Attainment

Population 25 or older

15,617

61.75%

HS Graduate or Higher

10,071

64.49%

Assoc. Degree or Higher

2,179

13.95%

Age

Youth Population
(Under 18 Years Old)

7,450

29.46%

1990 Youth Population

7,681

1990 to 2000 Change

-231

Percent Change

-3.01%

0 to 4 Years Old

1,992

7.88%

5 to 10 Years Old

2,727

10.78%

11 to 13 Years Old

1,253

4.95%

14 to 17 Years Old

1,478

5.84%

18 to 24 Years Old

2,225

8.80%

25 to 44 Years Old

7,196

28.45%

45 to 64 Years Old

4,711

18.63%

65 Years Old and Older

3,710

14.67%

Households

Households

9,443

Average Household Size

2.55

Population in Group Quarters

1,242

4.91%

Population in Households

24,050

Family Households

5,561

58.89%

Married Couple Family

1,575

28.32%

Female Householder Family

3,384

60.85%

One Person Households

3,334

35.31%

Housing Units

Housing Units

11,369

1990 Housing Units

13,087

1990 to 2000 Change

-1,718

Percent Change

-13.13%

Vacant Housing Units

1,921

16.90%

Occupied Housing Units

9,448

83.10%

Owner Occupied

3,285

34.77%

Renter Occupied

6,163

65.23%

Housing Value

Owner Occupied Units

2,314

Less Than \$15,000

317

13.70%

\$15,000 to \$29,999

590

25.50%

\$30,000 to \$49,999

620

26.79%

\$50,000 to \$69,999

327

14.13%

\$70,000 to \$99,999

291

12.58%

\$100,000 to \$199,999

121

5.23%

\$200,000 or More

48

2.07%

Household Income

Less Than \$10,000

2,483

26.29%

\$10,000 to \$14,999

1,044

11.06%

\$15,000 to \$24,999

1,807

19.14%

\$25,000 to \$34,999

1,248

13.22%

\$35,000 to \$49,999

1,160

12.28%

\$50,000 to \$74,999

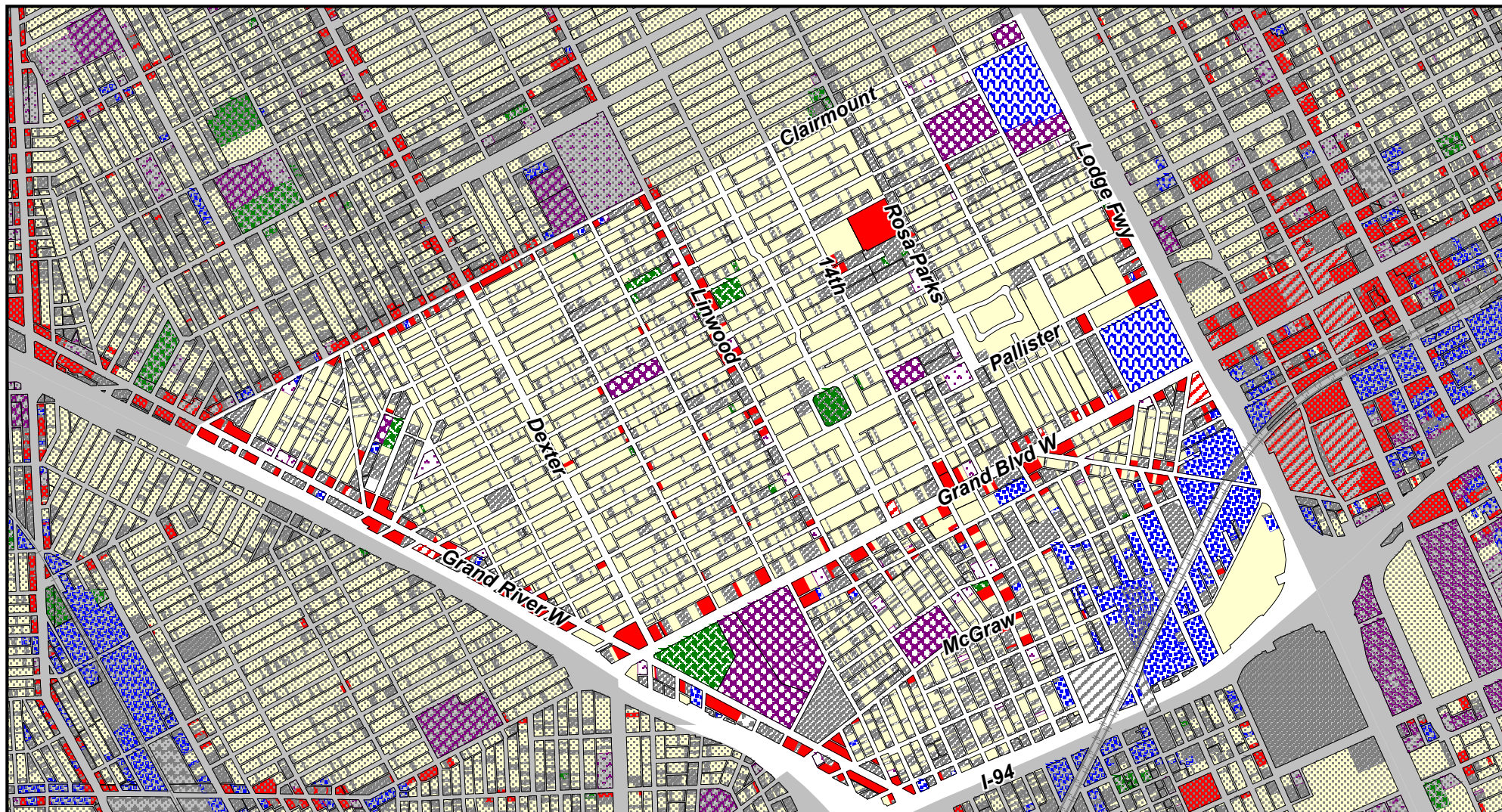
981

10.39%

\$75,000 or More

720

7.62%



Map 6-2A

City of Detroit
Master Plan of
Policies

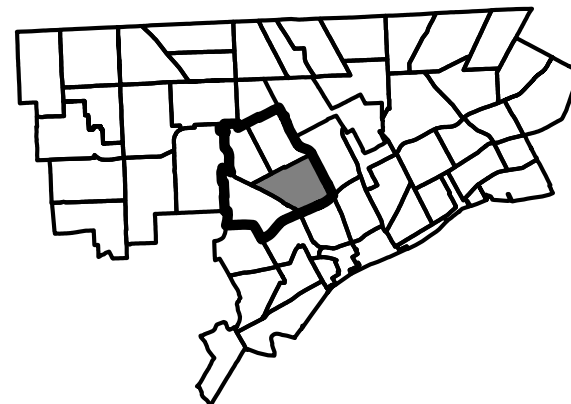
Neighborhood Cluster 6 Rosa Parks

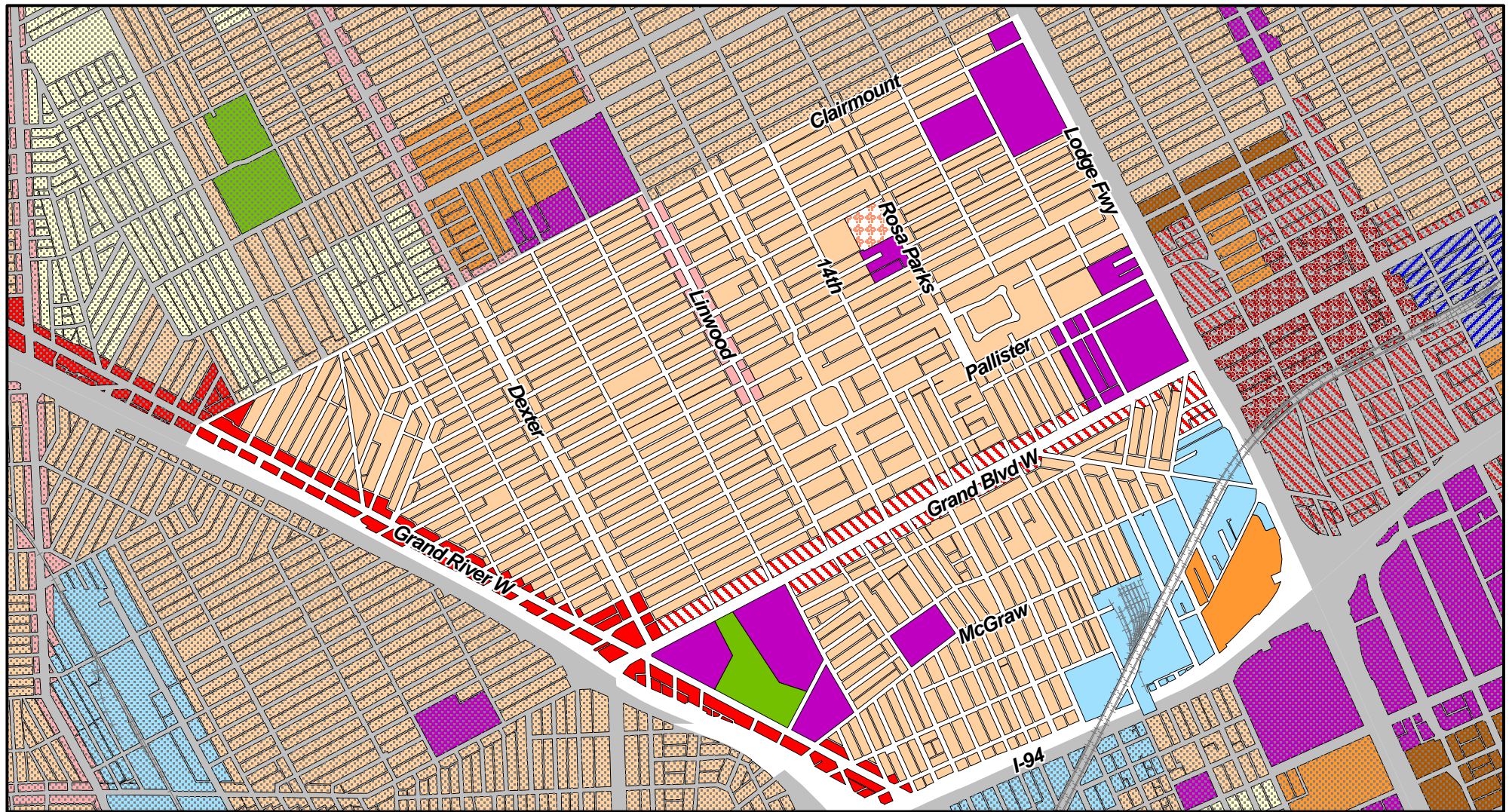


Existing Land Use * -

- | | |
|-------------------------|----------------------------|
| Residential | School - Primary/Secondary |
| Commercial | School - Other |
| Office | College/University |
| Industrial | Institutional |
| Transportation | Cemetery |
| Utilities/Communication | Recreation/Open Space |
| Hospital/Clinic | Vacant |

* January 2000 Existing Land Use. Sources:
Detroit Public Schools Data/Image database;
Recreation Department Site Inventory;
Planning and Development Department's Property Information System (PINS);
Finance Department, Assessment Division's Integrated Physical Data System (IPDS).





Map 6-2B

City of Detroit
Master Plan of
Policies

Neighborhood Cluster 6 **Rosa Parks**



Future Land Use -

- | | |
|--------------------------------|--------------------------------|
| Low Density Residential | Light Industrial |
| Low-Medium Density Residential | Distribution/Port Industrial |
| Medium Density Residential | Mixed - Residential/Commercial |
| High Density Residential | Mixed - Residential/Industrial |
| Major Commercial | Mixed - Town Center |
| Retail Center | Recreation |
| Neighborhood Commercial | Regional Park |
| Thoroughfare Commercial | Private Marina |
| Special Commercial | Airport |
| General Industrial | Cemetery |
| | Institutional |

